

REC \$ 5.00
S.E. 15.00
R.M.F. \$ 1.00

FILED NO. 1047

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95 OCT 16 PM 2:07

MICHELLE UTTER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,

EARNEST R. BENNER and BARBARA JEAN BENNER, Husband and Wife

- The true and correct name of Earnest R. Benner is Ernest R. Benner -

do hereby Convey to
BARBARA JEAN BENNER

the following described real estate in Madison County, Iowa:

The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Seventy-five (75) North (except that portion thereof located west of Clanton Creek as the Creek was located on October 8, 1978); AND the Northwest Quarter (NW 1/4); the Southwest Quarter Northeast Quarter (SW 1/4 NE 1/4); the West Half Southeast Quarter (W 1/2 SE 1/4); AND the East Half Southwest Quarter (E 1/2 SW 1/4); the Northwest Quarter Southwest Quarter (NW 1/4 SW 1/4); and the Southwest Quarter Southwest Quarter (SW 1/4 SW 1/4), all in Section Thirty-three (33), Township Seventy-five (75) North; and the Northwest Fractional Quarter (NW Fr. 1/4) Section Four (4), Township Seventy-four (74) North, all in Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This is a deed between husband and wife without actual consideration; therefore, no declaration of value or groundwater hazard statement is required.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA

Dated: Oct. 13, 1995

MADISON COUNTY, SS:

On this 13 day of October,
19 95, before me, the undersigned, a Notary Public in and for said State, personally appeared Earnest R. Benner and Barbara Jean Benner

Ernest R. Benner
Ernest R. Benner (Grantor)

Barbara Jean Benner
Barbara Jean Benner (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jerrold B. Oliver
Notary Public

(This form of acknowledgment for individual grantor(s) only)

